



## Superfund Sites Work for Communities:

*A Look at the Beneficial Effects of Superfund Redevelopment in EPA Region 2*



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## Preface

*Every day, EPA's Superfund program makes a visible difference in communities nationwide. The revitalization of communities affected by contaminated lands is a key part of Superfund's mission, delivering significant benefits one community at a time, all across the country. Through EPA's Superfund Redevelopment Initiative, the Agency contributes to the economic vitality of these communities by supporting the return of sites to productive use. These regional reports highlight these community-led efforts in action, as EPA launches a new era of partnerships and works toward a sustainable future.*

## Introduction

EPA Region 2 serves New Jersey, New York, Puerto Rico, the U.S. Virgin Islands and eight tribal nations. New York and New Jersey are home to nearly 10 percent of the population of the United States. New York City, the nation's largest city, and neighboring Newark, New Jersey, are the core of the largest metropolitan area in the country. As demand for land intensifies further, many developers and local leaders are turning to older industrial sites, including Superfund sites, to accommodate additional growth and development. The Superfund program in EPA Region 2 is proud to play a role in these efforts.

The cleanup and reuse of Superfund sites can often restore value to site properties and surrounding communities that have been negatively affected by contamination. Site reuse can revitalize a local economy with jobs, new businesses, tax revenues and local spending. Reuse of Superfund sites can yield other important social and environmental benefits for communities as well. Through programs like the Superfund Redevelopment Initiative (SRI), EPA Region 2 helps communities reclaim cleaned up Superfund sites. Factoring in future use of Superfund sites as part of the cleanup process helps pave the way for their safe reuse. In addition, EPA Region 2 works closely with state agencies and local officials to remove barriers that have kept many Superfund sites vacant and underused for decades. EPA Region 2 also works to ensure that businesses on properties cleaned up under the Superfund program can continue operating safely during site investigations and cleanup. This enables these businesses to remain as a source of jobs for communities.

The results are impressive. Current and former Superfund sites across New Jersey, New York, Puerto Rico and the U.S. Virgin Islands are now industrial facilities, shopping centers, hospitals and neighborhoods. Many sites host large-scale retail centers and department stores. Others are now home to nature preserves, train lines and recreation facilities. On-site businesses and organizations at current and former Region 2 Superfund sites provide an estimated 2,900 jobs and contribute an estimated \$154 million in annual employment income for Region 2 residents. Restored site properties in Region 2 generate over \$18 million in annual property tax revenues for local governments.

This report highlights reuse and continued use at Superfund sites in Region 2. In particular, the report reviews the beneficial effects of businesses located at current and former Superfund sites, as well as the land values and property taxes associated with Superfund sites returned to use following cleanup.



Syosset Landfill site (New York)

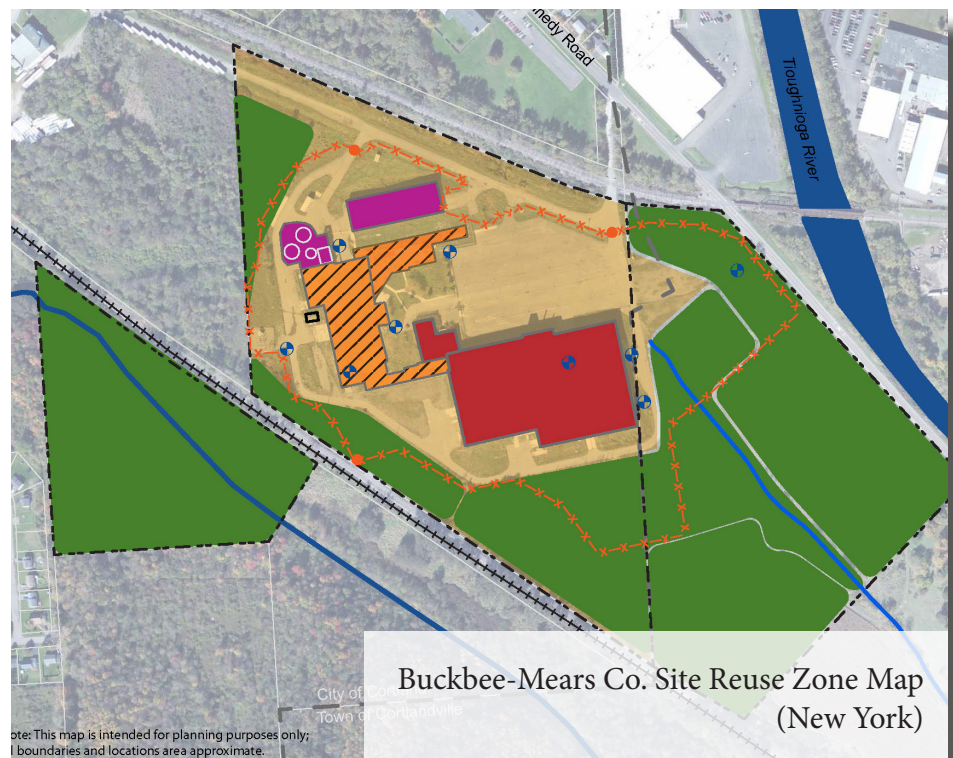
## Region 2's Support for Superfund Reuse

EPA Region 2 remains committed to making a difference in communities through the cleanup and reuse of Superfund sites. In addition to protecting human health and the environment through the Superfund program, EPA Region 2 partners with stakeholders to encourage reuse opportunities at Superfund sites. EPA Region 2 helps communities and cleanup managers consider reuse during cleanup planning and evaluate remedies already in place to ensure appropriate reuse at cleaned-up sites. In addition, EPA participates in partnerships with communities and encourages opportunities to support Superfund redevelopment projects that emphasize environmental and economic sustainability.

Specific reuse support efforts in EPA Region 2 include:

- Identifying and evaluating local land use priorities to align these priorities with site cleanup plans through the reuse planning process.
- Facilitating cleanup and reuse discussions to help resolve key issues between parties interested in site redevelopment.
- Supporting targeted projects intended to help Region 2 communities and EPA find the right tools to move reuse forward at sites.
- Making efforts to help address communities' and developers' liability, safety and reuse concerns related to Superfund site reuse through development of educational materials, comfort letters, developer agreements and environmental status reports that provide information about the appropriate use of sites.
- Supporting partnerships with groups committed to putting Superfund sites back into use such as the Academy of Model Aeronautics, the U.S Soccer Foundation, The Trust for Public Land and the Rails-to-Trails Conservancy.
- Developing reuse fact sheets, videos, websites, reuse case studies and Return to Use Demonstration Project summaries to share opportunities and lessons associated with Superfund redevelopment.

All of these efforts have helped build expertise across the Region, making it easier to consider future use of Superfund sites prior to cleanup and easier to identify opportunities for removing reuse barriers. These efforts also help other communities, state agencies, potentially responsible parties and developers better understand potential future uses for Superfund sites. This helps stakeholders engage early in the cleanup process, ensuring that Superfund sites are restored as productive assets for communities. Most importantly, these efforts lead to significant returns for communities, including jobs, annual income and tax revenues.



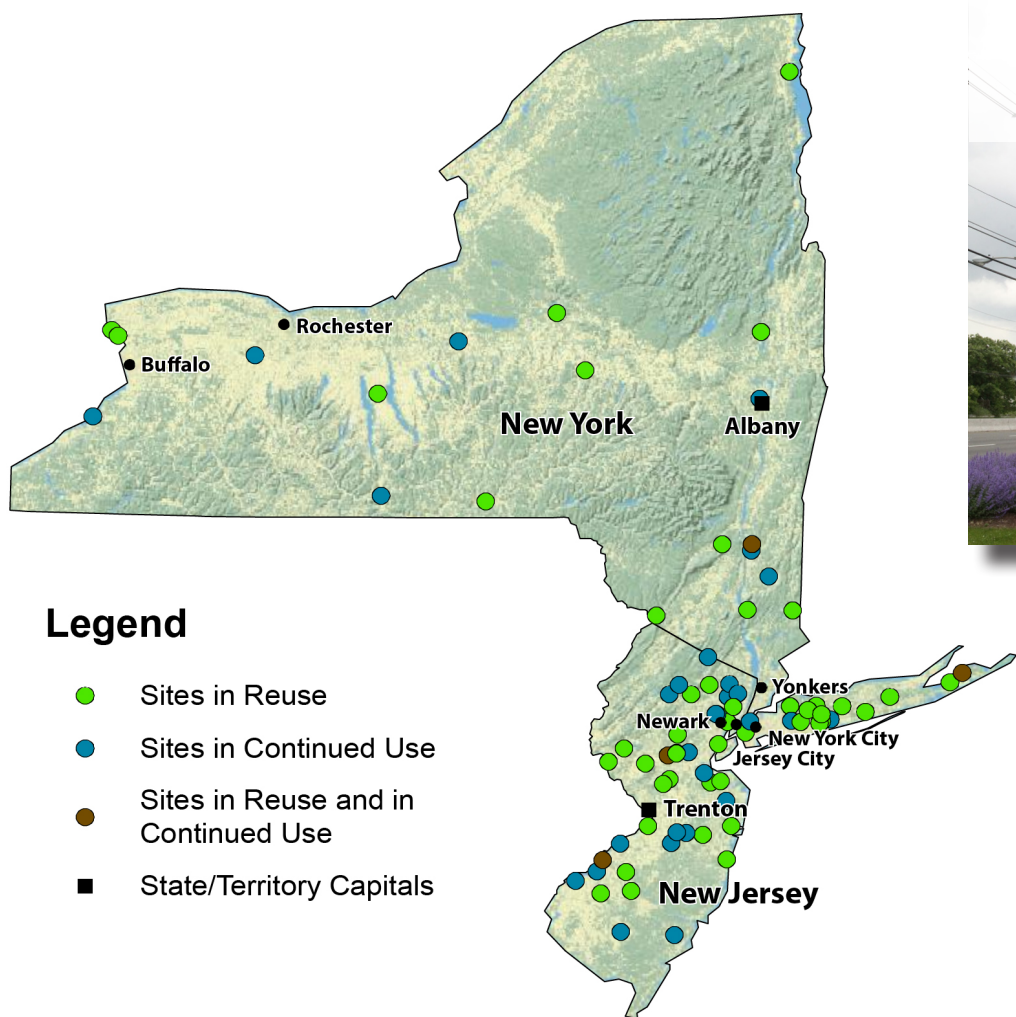


## Superfund Reuse in Region 2 : The Big Picture

EPA has placed over 280 sites in Region 2 on the National Priorities List (NPL) since the Superfund program began in 1980. The Agency oversees short-term cleanup actions as well. Whenever possible, EPA seeks to integrate reuse priorities into site cleanup plans.

As of 2014, over 80 NPL, Superfund alternative and removal sites have either new uses in place or uses that have remained in place since before cleanup. Many of these sites have been redeveloped for commercial, industrial and public service purposes. Others have been redeveloped for residential, recreational, ecological or agricultural uses.

The following sections take a closer look at the beneficial effects of businesses located at current and former Superfund sites in Region 2, as well as the land values and property taxes associated with Superfund sites in Region 2 returned to use following cleanup.



### Legend

- Sites in Reuse
- Sites in Continued Use
- Sites in Reuse and in Continued Use
- State/Territory Capitals

Universal Oil Products  
(Chemical Division) site  
(New Jersey)



# Beneficial Effects of Superfund Site Reuse in Region 2

## Businesses and Jobs

EPA has collected economic data for over 140 businesses, government agencies and civic organizations at over 80 sites in reuse and continued use in Region 2. See the State/Territory Reuse Profiles (pp. 10-13) for each Region 2 state and territories' reuse details. Businesses and organizations located on these sites fall within several different sectors, including wholesale and retail trade, manufacturing, transportation and marine-based services, banking and real estate services, and social and educational services.

Businesses, facilities and organizations at these sites include warehouse club and superstore Costco, the New Jersey Department of Human Resources, home furnishings company Bed Bath & Beyond, On-Time Trucking Inc., home improvement center Lowe's, a baseball park and a maritime museum.

In total, businesses and organizations located on these sites employ about 2,900 people, contributing an estimated \$154 million in annual employment income with about \$164 million in estimated annual sales. Employee income earned helps inject money into local economies. It also helps generate state revenue through personal state income taxes. In addition to helping local communities by providing employment opportunities, these businesses help local economies through direct purchases of local supplies and services. On-site businesses that produce retail sales and services also generate tax revenues through the collection of sales taxes, which support state and local governments. Table 1 provides more detailed information.



Lipari Landfill site (New Jersey)

## Region 2 Sites in Reuse and Continued Use: Business and Job Highlights

Businesses Identified  
144

Estimated Annual Sales  
\$164 million

Number of People Employed  
2,916

Total Annual Employee Income  
\$154 million

**Table 1. Site and business information for Region 2 sites in reuse and continued use (2013)**

	Number of Sites	Sites with Identified On-Site Businesses <sup>a</sup>	On-Site Businesses Identified <sup>b</sup>	Total Annual Sales <sup>c,d</sup>	Total Employees	Total Annual Employee Income
In Reuse	45	16	99	\$55 million	1,372	\$50 million
In Continued Use	33	8	35	\$62 million	1,112	\$65 million
In Continued Use and In Reuse	4	1	10	\$47 million	432	\$39 million
<b>Total</b>	<b>82</b>	<b>25</b>	<b>144</b>	<b>\$164 million</b>	<b>2,916</b>	<b>\$154 million</b>

<sup>a</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>b</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>c</sup> For information on the collection of businesses, jobs and sales data, see the "Sources" section of this report.

<sup>d</sup> Annual sales figures are not available (or applicable) for every organization that makes jobs data available. As a result, in some instances, total annual sales are lower than total annual employment income.

## Sites in Reuse and Continued Use: A Closer Look

**In Reuse:** There is a new land use or uses on all or part of a site; either the land use has changed (e.g., from industrial use to commercial use) or the site is now in use after being vacant.

**In Continued Use:** Historical uses at a site remain active; these uses were in place when the Superfund process started at the site.

**In Reuse and Continued Use:** Part of a site is in continued use and part of the site is in reuse.

### Region 2 Site Examples

**In Reuse:** Ringwood Mines/Landfill (New Jersey) – a former iron ore mine now supports residential, commercial, industrial and public service uses.

**In Continued Use:** Mercury Refining, Inc. (New York) – a heavy metals processing facility has operated on site since 1956.

**In Reuse and Continued Use:** Federal Creosote (New Jersey) – existing residences remained occupied during cleanup and new homes are now also located on site.

### Property Values and Property Tax Revenues

Properties cleaned up under the Superfund program and returned to use may increase in value. This increased value can boost property tax revenues, which help pay for local government operations, public schools, transit systems and other public services.

Identifying increases in property values and local property taxes following cleanup and reuse is challenging due to the availability of historical property values and the difference in timing of events at sites and frequency and timing of property value assessments by local agencies. Likewise, many factors affect property values, including external economic and neighborhood factors not related to a site's contamination or Superfund site status. It is also difficult to isolate the effects of Superfund cleanup and reuse using current property values. However, these values do provide insight into the current value of Superfund properties. They also highlight the potential loss in economic value if the properties were not cleaned up and made available for reuse or continued use.

EPA has collected property value tax data for 29 Superfund sites in reuse and continued use in Region 2. These sites span 1,241 property parcels and 3,038 acres. They have a total property value of \$637 million. These properties have a total land value of \$372 million and a total improvement value of \$265 million. The properties generate a combined \$18 million in local property taxes.<sup>1</sup>

Mercury Refining, Inc. site (New York)



### Region 2 Sites in Reuse: Property Value and Tax Highlights

Total Property Value

\$637 million

Total Annual Property Taxes

\$18 million

<sup>1</sup> Property values consist of land value and the value of any improvements (buildings and infrastructure) on a property. When sites are reused, some or all of these improvements may be new or already be in place.



**Table 2. Property value and tax information for sites in reuse and continued use in Region 2<sup>a</sup>**

Total Land Value (29 sites) <sup>b</sup>	Total Improvement Value (29 sites)	Total Property Value (29 sites)	Total Annual Property Taxes (29 sites)
\$372 million	\$265 million	\$637 million	\$18 million

<sup>a</sup> Results are based on an EPA SRI effort in 2013 that calculated on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor data sets, which varied from 2011 to 2013. For additional information, see the “Sources” section of this report.

<sup>b</sup> Property value and tax information are for Superfund sites in New Jersey only.

### *Beneficial Effects from Enhanced Recreational and Ecological Amenities*

In addition to hosting commercial developments, retail centers and industrial facilities, many Region 2 sites in reuse and continued use provide recreational and ecological benefits. Recreational and ecological reuses help attract visitors and residents, and indirectly contribute to local economies. The Marathon Battery Corporation site in Cold Spring, New York, for example, includes a wildlife area with hiking trails that will also soon highlight the site’s Civil War history. In addition, the Imperial Oil Co./Champion Chemicals site in Morganville, New Jersey, now hosts protected wetlands and wildlife habitat for box turtles as well as other wildlife.

### *Beneficial Effects from Alternative Energy Projects*

Alternative energy projects can also produce a range of beneficial effects. They support construction and operations jobs; spur local investment for manufacturing and materials; create benefits for landowners in the form of land lease or right-of-way payments; lower energy costs; and reduce greenhouse gas emissions. They can also help hedge against energy price and supply volatility; help support local business competitiveness and technology supply chain development; provide outreach or public relations opportunities for site owners and local communities; and contribute to broader economic development planning. A range of efforts in Region 2 has encouraged opportunities for alternative energy project development at Superfund sites and other impaired sites. A solar panel field recently installed on the Brick Township Landfill site in New Jersey includes over 28,000 panels that produce 7.8 megawatts of electricity annually. The solar array will save Brick Township about \$13 million in municipal energy costs over the next 15 years. The Brookhaven National Laboratory (U.S. Department of Energy) site in Upton, New York, is home to the Long Island Solar Farm, a 32-megawatt photovoltaic solar installation that is among the largest installations in the United States. In 2011, EPA hosted a workshop in Puerto Rico focusing on solar installations on landfills for mayors, city planners, developers, electric utilities and community organizations.

### *Why Are Wetlands Economically Important?*

Wetlands provide a wide variety of benefits, including flood control, water quality improvement, fish and wildlife habitat, and recreational amenities. These benefits also have economic value. Replacing wetlands’ water treatment services with manmade facilities, for example, would be expensive. Worldwide, wetlands provide an estimated \$14.9 trillion in ecosystem services. To learn more, see EPA’s *Economic Benefits of Wetlands* fact sheet, available at:

<http://water.epa.gov/type/wetlands/outreach/upload/EconomicBenefits.pdf>.





## Reuse in Action

### *A Multi-Use Complex and a Baseball Park*

The 435-acre American Cyanamid Co. site in Bridgewater Township, New Jersey, housed many chemical and pharmaceutical manufacturing operations for over 80 years. Disposal practices on site contaminated surrounding soils and ground water. In 1983, EPA added the site to the NPL. Cleanup included soil and ground water remediation, fencing and capping.

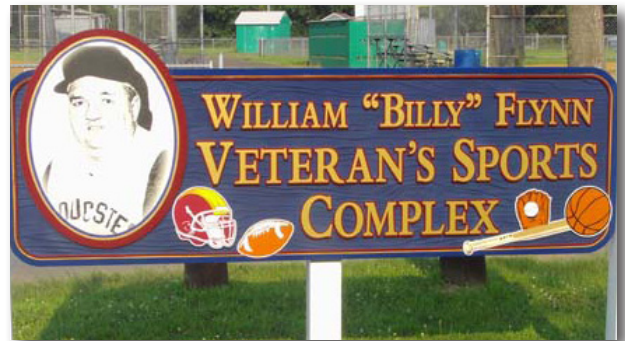
With support from EPA and the New Jersey Department of Environmental Protection, community stakeholders helped bring commercial redevelopment to the site. Collaborative redevelopment planning efforts paved the way for the construction of the 700,000-square-foot, \$80-million Bridgewater Promenade. This multi-use complex provides retail, hotel and office space for a variety of businesses. Retailers and restaurants on site include Marshalls, Target, Toys“R”Us, Bed Bath & Beyond, Old Navy and Pep Boys. In total, these businesses employ 610 people and contribute an estimated \$18 million in annual income. On-site properties contribute a combined \$100,000 in annual property taxes. The total land value of the site is almost \$5 million. Additionally, a 6,100-seat minor league baseball stadium opened on site in 1999. The TD Bank Ballpark is home to the Somerset Patriots; it was named Ballpark of the Year in 2007 by the Atlantic League. For more information, see EPA SRI’s [“Where you live.”](#)



*A total of about 370,000 baseball fans attend 70 games each year at the TD Bank Ballpark.*

### *Retail Enterprises and a New Community Theatre*

The Welsbach & General Gas Mantle (Camden Radiation) site is located in Camden and Gloucester City, New Jersey. From the 1890s until 1941, two companies used radioactive materials during gas mantle manufacturing. In the early 1990s, the New Jersey Department of Environmental Protection (NJDEP) found radiological contamination at the site and in nearby residential areas. EPA added the site to the NPL in 1996. Cleanup activities included the removal of radioactive soil and waste materials from residential and industrial properties, and demolition of the manufacturing facility in Camden. In 2009, EPA received \$22 million in American Recovery and Reinvestment Act (ARRA) funding to accelerate the cleanup. With cleanup still ongoing on some parts of the site, redevelopment has provided retail and job opportunities for residents of Camden and Gloucester City. A total of 432 people work at a variety of businesses on site, including a glass supplier, a dairy store and a marine terminal. The combined annual sales of businesses on site is over \$47 million. One business on site, Gloucester Terminals LLC, employs 350 people and contributes an estimated \$35 million in employment income each year.



Redevelopment on site has also helped restore neighborhoods and other community assets. EPA supported the efforts of the South Camden Theatre Company and Heart of Camden, a local nonprofit redevelopment organization, to develop a new 4,000-square-foot, 99-seat theatre on site. The Waterfront South Theatre, which opened its doors in September 2010, provides space for theatre, music and art in downtown Camden. Other redevelopment on site included the restoration of the William Flynn Veterans Sports Complex, which includes three baseball fields, a football practice field and parking area. The community celebrated the return of this recreational resource with a 2011 grand re-opening. For more information, see EPA SRI’s [“Where you live.”](#)

## *Commercial Development at a Former Phonograph Manufacturer*

From 1968 to 1983, the Goldisc Recordings, Inc. site was the home of Viewlex Audio Visual, Inc. an audio visual and optical device manufacturer, and Goldisc Recordings, Inc., a phonograph manufacturer. The 34-acre site is located in an industrial part of Long Island, New York. Leaks and waste spills contaminated soil and ground water with nickel, copper, iron, cadmium, zinc, lead and chromium. In 1986, EPA placed the site on the NPL. Cleanup included the removal of contaminated soil and sediment. EPA continues to monitor the ground water.



The successful cleanup made commercial redevelopment possible. Today, many businesses on site provide services, jobs and employment income to the surrounding community. Consumers Kitchens and Baths now operates out of the former Goldisc Recordings building. A FedEx distribution center operates on an area that was previously undeveloped. Consumers Kitchen and Bath, FedEx and another site business, E & S Imports Inc., have combined annual sales of over \$28 million. Together, these three businesses employ 205 people and contribute an estimated \$10 million in employment income each year. Other site businesses include a ceramic tile company, a carton facility and assorted dry-goods operations. For more information, see EPA SRI's "[Where you live.](#)"

## *New Businesses and a Sports Rail Line*

The 75-acre Universal Oil Products (Chemical Division) Superfund site is located in East Rutherford, New Jersey. From 1932 until 1971, a chemical laboratory managed chemical wastes in on-site lagoons. Lab operations contaminated soil and ground water, and EPA added the site to the NPL in 1983. Site cleanup included the removal of contaminated lagoon materials and soil and ground water treatment.

The site's location in a growing commercial area caught the attention of investors, who began construction for new businesses on site in 2005. Today, the site hosts over 15 businesses, including Lowe's, Subway, FedEx, Starbucks and Chili's. Lowe's employs 150 people, contributing an estimated \$5.5 million each year in personal income. On-site properties have a total land value of over \$30 million and generate over \$700,000 in annual taxes. In 2008, the New Jersey Transit Corporation also extended the New Jersey Pascack Valley Transit Line across the site. The Meadowlands Rail Line, also known as the "Sports Line," runs about 30 days each year for football games, concerts and other stadium events where attendance exceeds 50,000 people at the nearby Meadowland Sports Complex. During a football game, 10,000 to 12,000 people cross the site on the Sports Line on their way to and from the sports complex. This rail travel replaces an estimated 170,000 vehicle miles travelled and 3,200 vehicle trips per game. For more information, see EPA SRI's "[Where you live.](#)"



*"The entire project was a team effort."*

**– Rob Edwards,  
New Jersey Transit**

# State Reuse Profile: New Jersey

EPA partners with the New Jersey Department of Environmental Protection to oversee the investigation and cleanup of Superfund sites in New Jersey. As of 2013, New Jersey had 42 Superfund sites with either new uses in place or uses remaining in place since before cleanup. EPA has collected economic data for 99 businesses and organizations operating on ten sites in reuse and continued use in New Jersey. The businesses and organizations employ over 2,300 people, contribute an estimated \$131 million in annual employment income and have about \$110 million in estimated annual sales.

**Table 3. Detailed site and business information for Superfund sites in reuse and continued use in New Jersey (2013)**

	Number of Sites <sup>a</sup>	On-Site Businesses Identified	Total Annual Sales <sup>b</sup>	Total Employees	Total Annual Employee Income
In Reuse	20	69	\$21 million	1,003	\$34 million
In Continued Use	20	20	\$42 million	902	\$58 million
In Continued Use and In Reuse	2	10	\$47 million	432	\$39 million
<b>Total</b>	<b>42</b>	<b>99</b>	<b>\$110 million</b>	<b>2,337</b>	<b>\$131 million</b>

<sup>a</sup> Five sites are federal facilities. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

<sup>b</sup> Annual sales figures are not available (or applicable) for every organization that makes jobs data available. As a result, in some instances, total annual sales are lower than total annual employment income.

*Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.*

## Property Values and Property Tax Revenues

EPA has collected property value data for 29 Superfund sites in reuse and continued in New Jersey. These sites span 1,241 property parcels and 3,038 acres and have a total property value of \$637 million. The total land value of the site properties is \$372 million. Their total improvement value is \$265 million. The site properties generate \$18 million in annual local property taxes.

**Table 4. Property value and tax information for sites in reuse and continued in New Jersey**

Total Land Value (29 sites)	Total Improvement Value (29 sites)	Total Property Value (29 sites)	Total Annual Property Taxes (29 sites)
\$372 million	\$265 million	\$637 million	\$18 million

## Did You Know?

There are currently 38 businesses at the Asbestos Dump site in Millington, New Jersey, including a dance school, limousine service and a candy shop. These businesses employ 137 people and contribute an estimated \$7.6 million in combined employment income each year. On-site properties generate over \$100,000 in property taxes each year. Part of the site is also in ecological reuse – 25 acres are part of the Great Swamp National Wildlife Refuge.





# State Reuse Profile: New York

EPA partners with the New York State Department of Environmental Conservation to oversee the investigation and cleanup of Superfund sites in New York. As of 2013, New York had 37 Superfund sites with either new uses in place or uses remaining in place since before cleanup. EPA has collected economic data for 40 businesses and organizations operating on 13 sites in reuse and continued use in New York. The businesses and organizations employ 499 people, contribute an estimated \$22 million in annual employment income and have about \$47 million in estimated annual sales.

**Table 5. Detailed site and business information for Superfund sites in reuse and continued use in New York (2013)**

	Number of Sites <sup>a</sup>	On-Site Businesses Identified	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	25	30	\$34 million	369	\$16 million
In Continued Use	10	10	\$13 million	130	\$6 million
In Continued Use and In Reuse	2	0	-	0	-
<b>Total</b>	<b>37</b>	<b>40</b>	<b>\$47 million</b>	<b>499</b>	<b>\$22 million</b>

<sup>a</sup> Four sites are federal facilities. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

*Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.*

## Property Values and Property Tax Revenues

Property value and tax data were not available for sites in reuse or continued use in New York.

### Did You Know?

The Kenmark Textile Corp. site in Farmingdale, New York, is currently home to 10 businesses, including a tile and carpet company, a beverage company, and roofing and framing contractors. Another business on site, On Time Trucking, Inc., has annual sales of \$8.9 million and employs 100 people earning \$4.9 million in employment income each year.



# U.S. Territory Reuse Profile: Puerto Rico

EPA partners with the Puerto Rico Department of Natural and Environmental Resources to oversee the investigation and cleanup of Superfund sites in Puerto Rico. As of 2013, Puerto Rico had two Superfund sites in continued use. EPA has collected economic data for one business operating at one site in continued use in Puerto Rico. The business employs 80 people, contributes an estimated \$2 million in annual employment income and has about \$7 million in estimated annual sales.

**Table 6. Detailed site and business information for Superfund sites in reuse and continued use in Puerto Rico (2013)**

	Number of Sites <sup>a</sup>	On-Site Businesses Identified	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	0	0	-	0	-
In Continued Use	2	1	\$7 million	80	\$2 million
In Continued Use and In Reuse	0	0	-	0	-
<b>Total</b>	<b>2</b>	<b>1</b>	<b>\$7 million</b>	<b>80</b>	<b>\$2 million</b>

<sup>a</sup> One site is a federal facility. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

*Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.*

## Property Values and Property Tax Revenues

Property value and tax data were not available for sites in reuse in Puerto Rico.

### Did You Know?

A paper and plastic manufacturer has operated on the Papelera Puertorriquena, Inc. (PPI) site in Utuado, Puerto Rico, since 1965. Products created and distributed from the site include bags, boxes, greeting cards and gift wrap. Papelera Puertorriquena employs 80 people and has estimated annual sales of \$7 million.



# *U.S. Territory Reuse Profile: U.S. Virgin Islands*

EPA partners with the U.S. Virgin Islands Division of Environmental Protection to oversee the investigation and cleanup of Superfund sites in the U.S. Virgin Islands. As of 2013, the U.S. Virgin Islands had one Superfund site with uses remaining in place since before cleanup. EPA has confirmed four businesses operating on this site.

**Table 7. Detailed site and business information for Superfund sites in reuse and continued use in the U.S. Virgin Islands (2013)**

	Number of Sites	On-Site Businesses Identified	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	0	0	-	-	-
In Continued Use	1	4	-	-	-
In Continued Use and In Reuse	0	0	-	-	-
<b>Total</b>	<b>1</b>	<b>4</b>	<b>-</b>	<b>-</b>	<b>-</b>

*Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.*

## *Property Values and Property Tax Revenues*

Property value and tax data were not available for sites in continued use in the U.S. Virgin Islands.

### *Did You Know?*

The Tutu Wellfield site in Charlotte Amalie, Saint Thomas, in the U.S. Virgin Islands is home to a variety of public service and commercial facilities, including schools, churches, homes, a laundromat and an auto service station.





## Reuse on the Horizon in Region 2



### *Planning for the Redevelopment of a Former Electronics Plant*

The Buckbee-Mears Co. site was once home to an electronic component manufacturing plant. The 74-acre site is located in Cortland, New York, next to the New York, Susquehanna & Western rail line. In 2004, the manufacturer abandoned the site and left behind 400,000 square feet of vacant space as well as contamination. Cleanup included the removal of hazardous materials, partial demolition of structures and closure of site facilities. Cleanup is now complete and efforts are underway to reposition the site for reuse and redevelopment.

In 2011, EPA, the City of Cortland and major secured creditors initiated a settlement to resolve over \$25 million in unrecovered costs associated with the cleanup, a mortgage default and unpaid property taxes. In 2012, in preparation for the settlement, EPA's SRI funded a reuse assessment for local stakeholders to identify goals for the beneficial reuse and redevelopment of the site. Community reuse goals included transfer of the ownership of the site property, preservation of existing industrial space, and pursuing opportunities to generate tax revenue. Site assets identified during the process included existing structures, zoning, and the site's direct access to Interstate 81, the rail line and Hancock International Airport in Syracuse. The local government is currently working on redevelopment incentives for the area, including a Foreign Trade Zone Designation that would allow for duty-free import and export of merchandise.

## Conclusion

EPA works closely with its partners at Superfund sites across Region 2 to make sure that sites can be reused safely and protectively following cleanup. EPA also works with existing businesses and organizations at Superfund sites throughout the cleanup process to make sure they can remain open. The businesses and organizations operating on these sites provide jobs and income for communities. They help generate local and state taxes. Cleanup and redevelopment also helps stabilize and boost property values. As of 2013, Region 2 has over 80 NPL, Superfund alternative and removal sites where new uses are in place or continued uses are ongoing. Future uses are planned for more Region 2 Superfund sites in New Jersey, New York and Puerto Rico. EPA remains committed to working with all stakeholders to support Superfund redevelopment opportunities in Region 2.



Restored wetlands at the Imperial Oil Co./Champion Chemicals site (New Jersey)

The reuse of Superfund sites takes time and is often a learning process for project partners. Ongoing coordination among EPA, state agencies, local governments, potentially responsible parties, site owners, developers, and nearby residents and business owners is essential. EPA tools, including reuse assessments or plans, comfort letters or partial deletions of sites from the NPL, often serve as the foundation for moving forward. At some sites, parties may need to take additional actions to ensure reuses are compatible with site remedies.

Results from across Region 2 indicate that these efforts are well worth it. Superfund sites are now home to large commercial and retail enterprises, mid-sized developments providing services to surrounding communities, and diverse small businesses. EPA is committed to working with all stakeholders, using both “tried-and-tested” tools as well as new and innovative approaches, to support the restoration and renewal of these sites as long-term assets for communities in New York, New Jersey, Puerto Rico and the U.S. Virgin Islands.

### EPA Resources for Superfund Site Reuse

*EPA Region 2 Superfund Redevelopment Initiative Coordinator*  
Gloria Sosa | 212-637-4283 | [sosa.gloria@epa.gov](mailto:sosa.gloria@epa.gov)

EPA Region 2 Superfund Sites in Reuse Website: list of Superfund sites in reuse for each state and territory in Region 2.

<http://www.epa.gov/superfund/programs/recycle/live/region2.html>

SRI Website: tools, resources and more information about Superfund site reuse.  
[www.epa.gov/superfund/programs/recycle/index.html](http://www.epa.gov/superfund/programs/recycle/index.html)

## Sources

### Business, Job and Sales Information

The Hoovers/Dun & Bradstreet (D&B) database provided information on the number of employees and sales volume for on-site businesses. Hoovers/D&B provides information on businesses and corporations. It maintains a database of over 179 million companies using a variety of sources, including public records, trade references, telecommunication providers, newspapers and publications, and telephone interviews. In instances where employment and sales volume for on-site businesses could not be identified, information was sought from the Manta database.

The BLS Quarterly Census of Employment and Wages database provided average weekly wage data for each of the businesses. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes corresponding with each type of business with weekly wage data for corresponding businesses. If not available at the county level, wage data were sought by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, higher level (less detailed) NAICS codes were used to obtain the wage data. To determine the annual wages (mean annual) earned from jobs generated by each of the businesses identified, the average weekly wage figure was multiplied by the number of weeks in a year (52) and by the number of jobs (employees) for each of the businesses.

Business and employment data were collected in 2013. Annual employment income is based on job data estimated in 2013 using BLS average weekly wage data for those jobs from 2012 (the latest available data). All figures presented have been rounded for the convenience of the reader. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

### Property Value and Tax Information

Property value and property tax results are based on an EPA SRI effort in 2013 that calculated on-site property values and property taxes for a subset of Superfund sites by comparing available site boundary information with available parcel boundary information and gathering information for selected parcels from county assessor data sets. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor data sets, which varied from 2011 to 2013. All figures presented have been rounded for the convenience of the reader.

### Reuse in Action

Write-ups of sites in reuse or continued use included in this study are based on available EPA resources, including SRI reuse snapshots, SRI Return to Use Demonstration Project fact sheets and SRI case studies. Business and property value data included in these write-ups reflect the latest data available. Links to EPA's SRI reuse snapshots as well as the case studies are included below.

#### ***SRI Reuse Snapshots***

<http://www.epa.gov/superfund/programs/recycle/live/region2.html>

#### ***SRI Return to Use Demonstration Project Fact Sheet***

2013. Universal Oil Products (Chemical Division).

<http://www.epa.gov/superfund/programs/recycle/pdf/rtu13-universaloil.pdf>

#### ***SRI Case Study***

Universal Oil Products (Chemical Division). 2013. Reuse and the Benefit to Community: Universal Oil Products (Chemical Division) Superfund Site.

<http://www.epa.gov/superfund/programs/recycle/pdf/uop-success.pdf>

#### ***SRI Reuse Assessment***

Buckbee-Mears Co. Site. August 2012.

<http://www.epa.gov/superfund/programs/recycle/pdf/buckbee-mears-reuse.pdf>





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